

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 33 | | VALLEY RD, ARLINGTON |

OWNERSHIP

| | | | | | |
|-----------|-------------------|-------|--|----------|---|
| Owner 1: | VALLEY ROAD LLC | | | | |
| Owner 2: | | | | | |
| Owner 3: | | | | | |
| Street 1: | 850 WASHINGTON ST | | | | |
| Street 2: | | | | | |
| Twn/City: | DEDHAM | | | | |
| St/Prov: | MA | Cntry | | Own Occ: | N |
| Postal: | 02026 | | | Type: | |

PREVIOUS OWNER

| | | | |
|-----------|-------------------------------|-------|--|
| Owner 1: | KOUmans ALFRED J R TRS-ETAL - | | |
| Owner 2: | KOUmans JELTJE J A - | | |
| Street 1: | 991 LIAWEN CT NE | | |
| Twn/City: | ATLANTA | | |
| St/Prov: | GA | Cntry | |
| Postal: | 30329 | | |

NARRATIVE DESCRIPTION

This parcel contains .281 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1964, having primarily Wood Shingle Exterior and 2881 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 2 HalfBaths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 9 | Varied |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 12231 | | Sq. Ft. | Site | | 0 | 90. | 0.64 | 10 | | | | | | | | | 708,237 | | | | | | 708,200 | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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|----------------------|--------------------|-----------------|------------|---------------|-----------|--|----------------|------------|--|----------------|
| Total AC/HA: 0.28079 | Total SF/SM: 12231 | Parcel LUC: 101 | One Family | Prime NB Desc | ARLINGTON | | Total: 708,237 | Spl Credit | | Total: 708,200 |
|----------------------|--------------------|-----------------|------------|---------------|-----------|--|----------------|------------|--|----------------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

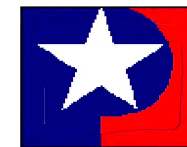
Total Card /

Total Parce

1,091,500

1,091,500

1,091,500



Patriot
Properties Inc.

USER DEFINED

| | | | |
|---|----------------|-------|--|
| | Prior Id # 1: | 86472 | |
| | Prior Id # 2: | | |
| | Prior Id # 3: | | |
| | Prior Id # 1: | | |
| | Prior Id # 2: | | |
| | Prior Id # 3: | | |
| | Prior Id # 1: | | |
| 1 | Prior Id # 2: | | |
| | Prior Id # 3: | | |
| | ASR Map: | | |
| | Fact Dist: | | |
| | Reval Dist: | | |
| | Year: | | |
| | LandReason: | | |
| | BldReason: | | |
| | CivilDistrict: | | |
| | Ratio: | | |
| | | | |
| | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 5/8/2018 | MEAS&NOTICE | CC | Chris C |
| 11/17/2008 | Meas/Inspect | 345 | PATRIOT |
| 4/22/2005 | Permit Visit | BR | B Rossignal |
| 11/5/1999 | Meas/Inspect | 256 | PATRIOT |
| 7/14/1992 | | KT | |
| | | | |
| | | | |
| | | | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|-----------|--------------------------------|------------|------------|-----------------|-------------------|-----------|
| 101 | 12231.000 | 383,300 | | 708,200 | 1,091,500 | | 86472 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| Total Card | 0.281 | 383,300 | | 708,200 | 1,091,500 | Entered Lot Size | |
| Total Parcel | 0.281 | 383,300 | | 708,200 | 1,091,500 | Total Land: | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 378.86 | /Parcel: 378.86 | Land Unit Type: | Insp Date |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|----------|----------|---------|
| 2022 | 101 | FV | 383,300 | 0 | 12,231. | 708,200 | 1,091,500 | | Year end | 12/23/2021 | PRINT | | |
| 2021 | 101 | FV | 369,800 | 0 | 12,231. | 708,200 | 1,078,000 | | Year End Roll | 12/10/2020 | | Date | Time |
| 2020 | 101 | FV | 369,800 | 0 | 12,231. | 708,200 | 1,078,000 | 1,078,000 | Year End Roll | 12/18/2019 | | 12/30/21 | 10:45:4 |
| 2019 | 101 | FV | 345,200 | 0 | 12,231. | 747,600 | 1,092,800 | 1,092,800 | Year End Roll | 1/3/2019 | LAST REV | | |
| 2018 | 101 | FV | 345,200 | 0 | 12,231. | 550,900 | 896,100 | 896,100 | Year End Roll | 12/20/2017 | | Date | Time |
| 2017 | 101 | FV | 345,200 | 0 | 12,231. | 527,200 | 872,400 | 872,400 | Year End Roll | 1/3/2017 | | | |
| 2016 | 101 | FV | 345,200 | 0 | 12,231. | 487,900 | 833,100 | 833,100 | Year End | 1/4/2016 | 06/07/19 | 11:39:2 | |
| 2015 | 101 | FV | 296,300 | 0 | 12,231. | 409,200 | 705,500 | 705,500 | Year End Roll | 12/11/2014 | mmcmakin | | |

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA

_____ / _____ / _____

